

BK 0396 PG 0546

BK 0373 PG 0718

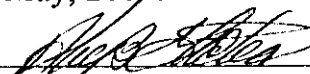
STATE MS.-DE SOTO CO.
FILED

JUN 2 11 23 AM '00

DEED OF CONVEYANCEBK 373 PG 718
W.F. DAVIS, CLERK

FOR AN IN CONSIDERATION of the sum of Two Hundred Two Thousand and no/100 Dollars (\$202,000.00), the receipt and sufficiency of which is hereby acknowledged, I, ALEX B. GATES, P.O. Box 216, Sumner, Mississippi 38957, Trustee in Bankruptcy in Cause No. 99-14065, styled LEWIS PIGG and JESSICA PIGG, debtors, filed in the United States Bankruptcy Court for the Northern District of Mississippi, by authority of an Order dated May 17, 2000, a copy of which is attached hereto as Exhibit "B" and incorporated herein by reference, do hereby sell and convey such interest as is vested in me as Trustee, free and clear of liens, unto KATHY K. SCRUGGS, a single person, in and to the property described in Exhibit "A", attached hereto and made a part hereof.

WITNESS my signature on this the 19th day of May, 2000.


ALEX B. GATES, Trustee in
Bankruptcy for Lewis & Jessica Pigg

STATE OF MISSISSIPPI
COUNTY OF TALLAHATCHIE

This day personally appeared before me, the undersigned authority in and for the said county and state, the within named ALEX B. GATES, Trustee in Bankruptcy in Cause No. 99-14065, styled LEWIS PIGG and JESSICA PIGG, debtors, filed in the United States Bankruptcy Court for the Northern District of Mississippi, who acknowledged that he as such Trustee, being duly authorized to do so, signed and delivered the foregoing DEED OF CONVEYANCE on the day and year therein mentioned as his free and voluntary act and deed.

WITNESS my hand and official seal, this the 19 day of May, 2000.


NOTARY PUBLIC

My Commission Expires:

7-31-02

Address of Grantor:
950 Star Landing Rd
Nashville, MS 38651
Home: 661-449-6422
Work: 661-449-6422

Grantor: P.O. Box 216
Sumner, MS 38957
Work Phone: 661-275-8728
Res. Phone: N/A

EXHIBIT "A"

Beginning at a point in the intersection of Swinnoa Road and Starlanding Road point being the Southeast corner of Section 18 Township 2 South Range 7 West, Desoto County, ~~ADA~~ Mississippi; thence North 89 degrees 26 minutes 05 seconds West 313.53 feet to a point in the centerline of Starlanding Road said point being the true point of beginning; thence North 89 degrees 26 minutes 05 seconds West 263.48 feet to a point in the centerline of Starlanding Road; thence North 00 degrees 35 minutes 15 seconds 754.55 feet to a 1/2" iron pin; thence South 89 degrees 21 minutes 04 seconds East 164.05 feet to a 1/2" iron pin; thence South 00 degrees 36 minutes 33 seconds West 175.05 feet to a 1/2" iron pin; thence South 89 degrees 26 minutes 05 seconds East 99.49 feet to a 1/2" iron pin; thence South 00 degrees 35 minutes 15 seconds West 379.26 feet to the point of beginning. Subject to the following easements and right-of-ways; Beginning at the P.O.B., thence North 89 degrees 26 minutes 05 seconds West 263.48 feet; thence North 00 degrees 35 minutes 15 seconds East 40.00 feet; thence South 89 degrees 36 minutes 05 seconds East 263.48 feet; thence South 00 degrees 35 minutes 15 seconds West 40.00 feet to the P.O.B.; this being the North right-of-way of Starlanding Road, also being subject to all other rights-of-ways of Public Roads and Utilities, local Planning and Health Department regulations and easements of record. And being situated in the Southeast quarter.

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF MISSISSIPPI

IN RE:

LEWIS PIGG
JESSICA PIGG

DEBTOR

CASE NO. 99-14065

ORDER AUTHORIZING TRUSTEE TO SELL AT PRIVATE SALE
FREE AND CLEAR OF LIENS

This cause having come on to be heard upon the Application filed by Alex B. Gates, Trustee in the above styled and numbered cause, and this Court having considered said Application hereby finds as follows, to-wit:

1.

That part of the assets of this estate coming into the constructive possession of the Trustee consisted of a house a lot known as 950 Starlanding Road, Nesbit, Mississippi, a legal description of said property was attached to the Application heretofore filed.

2.

That by Order of this Court entered November 29, 1999, Landis O. Foy, Jr. and Crye-Leike Realtors was employed as real estate agent to sell the aforementioned real property. That Landis O. Foy, Jr. and Crye-Leike Realtors solicited and received offers for the sale of this property and that Landis O. Foy, Jr. as such real estate agent has earned a commission in the amount of \$12,120.00, said amount being a lien on the subject property.

MAILED 17 2000
Entered 11:20 A.M.
United States Bankruptcy Court
Northern District of Mississippi
Joseph E. Wroten, Clerk
By: [Signature] D.C.

58-1

3.

That the trustee represented to this Court that the best offer was received from Kathy K. Scruggs, 8520 Deercreek Circle, Olive Branch, MS 38654, in the amount of \$202,000.00, cash, and this Court hereby finds that it would be to the best interest of creditors in this matter to sell said real property for the sum of \$202,000.00, cash.

4.

That this Court hereby finds that it would be to the best interest of Creditors in this matter to sell the above described property "free and clear of liens" with liens, if any, attaching to the proceeds of the sale of this property.

5.

That heretofore the Trustee has filed an Application to Sell at Private Sale and an Order was entered pursuant to that date on the 12th day of April, 2000 allowing the Trustee to Sell at Private Sale such Title as was vested in him. That in order to satisfy the requirements of the buyer and, in fact, to sell this property, the Trustee is hereby authorized to sell free and clear of liens, with the liens, if any, attaching to the proceeds of the sale.

6.

That proper notice was given to all parties in this matter and that no objection was filed with this Court nor lodged with the Trustee.

NOW THEREFORE, be it ordered, adjudged, and decreed that Alex B. Gates, as Trustee, is hereby authorized, empowered, and directed to convey and sell to Kathy K. Scruggs, Olive Branch, Mississippi, the real property known as 950 Starlanding Road,

NOW THEREFORE, be it further ordered, adjudged, and decreed that Alex B. Gates, as Trustee is further authorized, empowered, and directed to pay, without further Order of this Court, the sales commission to Landis O. Foy, Jr., in the amount of \$12,120.00.

D. J. W. [Signature]
BANKRUPTCY JUDGE

EXHIBIT "A"

Beginning at a point in the intersection of Swinnoa Road and Starlanding Road point being the Southeast corner of Section 18 Township 2 South Range 7 West, Desoto County, Mississippi; thence North 89 degrees 26 minutes 05 seconds West 313.53 feet to a point in the centerline of Starlanding Road said point being the true point of beginning; thence North 89 degrees 26 minutes 05 seconds West 263.48 feet to a point in the centerline of Starlanding Road; thence North 00 degrees 35 minutes 15 seconds 754.55 feet to a 1/2" iron pin; thence South 89 degrees 21 minutes 04 seconds East 164.05 feet to a 1/2" iron pin; thence South 00 degrees 36 minutes 33 seconds West 175.05 feet to a 1/2" iron pin; thence South 89 degrees 26 minutes 05 seconds East 99.49 feet to a 1/2" iron pin; thence South 00 degrees 35 minutes 15 seconds West 379.26 feet to the point of beginning. Subject to the following easements and right-of-ways; Beginning at the P.O.B., thence North 89 degrees 26 minutes 05 seconds West 263.48 feet; thence North 00 degrees 35 minutes 15 seconds East 40.00 feet; thence South 89 degrees 36 minutes 05 seconds East 263.48 feet; thence South 00 degrees 35 minutes 15 seconds West 40.00 feet to the P.O.B.; this being the North right-of-way of Starlanding Road, also being subject to all other rights-of-ways of Public Roads and Utilities, local Planning and Health Department regulations and easements of record. And being situated in the Southeast quarter. *MSK*

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF MISSISSIPPI

IN RE:

LEWIS PIGG
JESSICA PIGG

DEBTOR

CASE NO. 99-14065

ORDER AUTHORIZING TRUSTEE TO SELL AT PRIVATE SALE
FREE AND CLEAR OF LIENS

This cause having come on to be heard upon the Application filed by Alex B. Gates, Trustee in the above styled and numbered cause, and this Court having considered said Application hereby finds as follows, to-wit:

1.

'That part of the assets of this estate coming into the constructive possession of the Trustee consisted of a house a lot known as 950 Starlanding Road, Nesbit, Mississippi, a legal description of said property was attached to the Application heretofore filed.

2.

That by Order of this Court entered November 29, 1999, Landis O. Foy, Jr. and Crye-Leike Realtors was employed as real estate agent to sell the aforementioned real property. That Landis O. Foy, Jr. and Crye-Leike Realtors solicited and received offers for the sale of this property and that Landis O. Foy, Jr. as such real estate agent has earned a commission in the amount of \$12,120.00, said amount being a lien on the subject property

MAY 17 2000 11:20 P.M.
Entered
United States Bankruptcy Court
Northern District of Mississippi
Joseph E. Wooten, Clerk
By: *[Signature]* D.C.

58-1

3.

That the trustee represented to this Court that the best offer was received from Kathy K. Scruggs, 8520 Deercreek Circle, Olive Branch, MS 38654, in the amount of \$202,000.00, cash, and this Court hereby finds that it would be to the best interest of creditors in this matter to sell said real property for the sum of \$202,000.00, cash.

4.

That this Court hereby finds that it would be to the best interest of Creditors in this matter to sell the above described property "free and clear of liens" with liens, if any, attaching to the proceeds of the sale of this property.

5.

That heretofore the Trustee has filed an Application to Sell at Private Sale and an Order was entered pursuant to that date on the 12th day of April, 2000 allowing the Trustee to Sell at Private Sale such Title as was vested in him. That in order to satisfy the requirements of the buyer and, in fact, to sell this property, the Trustee is hereby authorized to sell free and clear of liens, with the liens, if any, attaching to the proceeds of the sale.

6.

That proper notice was given to all parties in this matter and that no objection was filed with this Court nor lodged with the Trustee.

NOW THEREFORE, be it ordered, adjudged, and decreed that Alex B. Gates, as Trustee, is hereby authorized, empowered, and directed to convey and sell to Kathy K. Scruggs, Olive Branch, Mississippi, the real property known as 950 Starlanding Road,

Nesbit, Mississippi, for the amount of \$202,000.00, cash, and to execute such Deeds, Bills of Sale, and/or other documents as may be necessary for the conveyance of title vested in the Trustee free and clear of liens, with liens, if any, attaching to the proceeds of the sale of this property and to convey in accordance with the sales contract, a copy of which was attached to the Application heretofore filed.

NOW THEREFORE, be it further ordered, adjudged, and decreed that Alex B. Gates, as Trustee is further authorized, empowered, and directed to pay, without further Order of this Court, the sales commission to Landis O. Foy, Jr., in the amount of \$12,120.00.

ORDERED, ADJUDGED, AND DECREED on this the 17th day of May, 2000.

D. L. Foy, Jr.
BANKRUPTCY JUDGE

STATE MS.-DE SOTO CO *slr*
FILED

JUL 25 1 06 PM '01

BK 396 PG 546
V.L. ALK.